

CONSERVATION EASEMENT

Attachment # 1

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STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 23rd day of May, 2005, by Eva Lloyd and Eureka Brown, whose mailing address is 2906-B Grady Road, Tallahassee, Florida 32312 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement required, allows or permits, the same shall include the 11 successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Eva Lloyd
(Name typewritten)

Eva M. Lloyd
(Signature)

Eurecka Brown
(Name typewritten)

Eurecka Brown
(Signature)

WITNESSES:

Marleni Bruner
(Sign)

Daniel W. Finuff
(Sign)

Marleni Bruner
(Print Name)

Daniel W. Finuff
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26TH day of MAY, 2007, by EXAM. LLOYD & EURECKA BROWN, who is Personally known to me or who has produced DL and Identification.

[Signature]
(Signature of Notary)



Starrlyn W. Bruner
MY COMMISSION # DD085199 EXPIRES
January 20, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

(Print, Type or Stamp Name of Notary)

(Title or Rank)

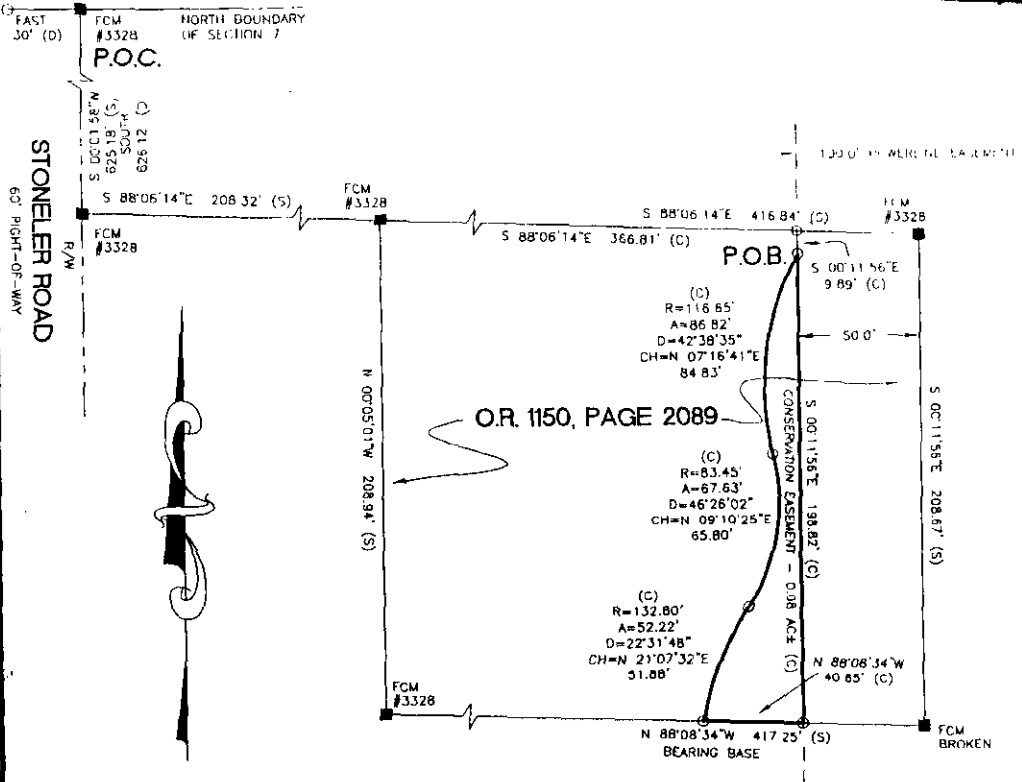
(Serial Number, If Any)

EXHIBIT A

NORTHWEST
CORNER OF
SECTION 7,
T-1-N, R-1-W,
LEON COUNTY, FL

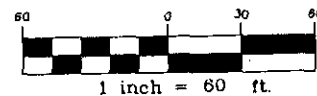
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CONSERVATION EASEMENT:

Commence at a concrete monument #3328 on the North boundary of Section 7, Township 1 North, Range 1 West, Leon County, Florida, said point being 30 feet East of the Northwest corner of said Section 7, thence run South 00 degrees 01 minutes 58 degrees West along the East right-of-way of Stoneler Road a distance of 625.18 feet to a concrete monument #3328, thence South 88 degrees 06 minutes 14 seconds East 208.32 feet to a concrete monument #3328, thence continue South 88 degrees 06 minutes 14 seconds East 366.81 feet, thence South 00 degrees 11 minutes 56 seconds East 9.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 11 minutes 56 seconds East 198.82 feet, thence North 88 degrees 08 minutes 34 seconds West 40.65 feet to a point lying on a curve concave Southeast, thence along said curve with a radius of 132.80 feet through a central angle of 22 degrees 31 minutes 48 seconds for an arc distance of 52.22 feet (chord of said arc being North 21 degrees 07 minutes 32 seconds East 51.88 feet) to a point of reverse curve, thence along said curve with a radius of 83.45 feet through a central angle of 46 degrees 26 minutes 02 seconds for an arc distance of 67.63 feet (chord of said arc being North 09 degrees 10 minutes 25 seconds East 65.80 feet) to a point of reverse curve, thence along said curve with a radius of 116.65 feet through a central angle of 42 degrees 38 minutes 35 seconds for an arc distance of 84.83 feet (chord of said arc being North 07 degrees 16 minutes 41 seconds East 84.83 feet) to the POINT OF BEGINNING. Containing 0.08 of an acre, more or less.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: EVA LLOYD AND EURECKA BROWN SHEET 1 OF 1

LEGEND: (D) - DESCRIPTION (P) - PLAT (C) - CALCULATED (R) - RADIUS (A) - ARC LENGTH (CH) - CHORD (T) - TANGENT (U/P) - UTILITY POLE (OH) - OVERHEAD UTILITY		R/W - RIGHT-OF-WAY D.O.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S. - LAND SURVEYOR BUSINESS NO. O.R. - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENT P.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE		FIP - FOUND IRON PIPE FCP - FOUND CRIMPED IRON PIPE FCM - FOUND CONCRETE MONUMENT 4"x4" FIR - FOUND IRON ROD FIRC - FOUND IRON ROD 1/2" & PLASTIC CAP FMC - FOUND NAIL & METAL CAP FTCM - FOUND TERRA COTTA MONUMENT 4" DIA. SCM - SET CONCRETE MONUMENT 14"x4" SMC - SET METAL CAP 1.5" DIA. SIRC - SET IRON ROD (5/8") WITH PLASTIC CAP (1.5" DIA.) SNC - SET NAIL & METAL CAP 1.5"x5831		NOTES: 1) THIS IS NOT A BOUNDARY SURVEY. 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3) ALL MEASUREMENTS ARE U.S. FEET. 4) INFORMATION BASED ON SURVEY PREPARED BY GEORGE E. GUNN, JR. SURVEYING AND MAPPING DATED 4/12/05 5) THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH FOR THE DESCRIPTION SHOWN HEREON.	
FILE NO. 05114 P.S.R. NO. 243-03-05 DRAWING DATE: 5/5/05 SCALE: 1"=60' SURVEY DATE: BOOK: DRAWN BY: SWB 2430305.DWG		GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1824-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 388-8742 FAX: (850) 388-8239 CERTIFICATE OF AUTHORIZATION NO. LB 0007172		HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 81G-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.087, FLORIDA STATUTES. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES. DATE 5/27/05 GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 9831			

REVISIONS:

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EXHIBIT "B"

SPECIAL ACTIVITIES

This plan allows for control of nuisance plants in order to encourage development of a healthy forest community. To achieve these goals, vegetation management activities within the conservation easement may include the techniques listed below. Any deviation from the activities listed must be approved by the Leon County Growth and Environmental Management (LCGEM) Department.

Control and Eradication of Invasive Exotic Plant Species

- 1) Invasive exotic species are recognized as those listed by the Florida Exotic Pest Plant Council on their List of Invasive Species or its successor. Any additional invasive exotic plant species proposed to be treated or removed must first be approved by LCGEM.
- 2) Small plants may be pulled from the ground by hand. For larger plants that aren't easily pulled by hand, any obvious clusters of fruits or seeds may be clipped from their tops. These plants along with their fruits and seed parts must be placed in plastic garbage bags and disposed of in a landfill. Attention should be made to ensure that any plant materials, including fruits or seeds, are not dispersed into other areas during removal from the site.
- 3) Large shrubs or extensive patches which cannot be managed by hand may be treated with an herbicide designed for such purposes and must be used in accordance with the manufacturer's directions. LCGEM should be contacted with questions regarding the specific types of herbicides to use and appropriate methods of treatment.

Control of Native Nuisance Plant Species

- 1) Native nuisance species shall be recognized as catbriar (*Smilax spp.*), grapevine (*Vitis spp.*), blackberry (*Rubus spp.*), virginia creeper (*Parthenocissus quinquefolia*), trumpet vine (*Campsis radicans*), poison ivy (*Toxicodendron radicans*), and poison oak (*Toxicodendron toxicarium*)
- 2) Plants may be pulled from the ground by hand, clipped, or if absolutely necessary treated with an appropriate herbicide as described in #3 above.